LOT 64
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

LYNCH DAVID R/PONS LICHA ELAINE M
96068 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

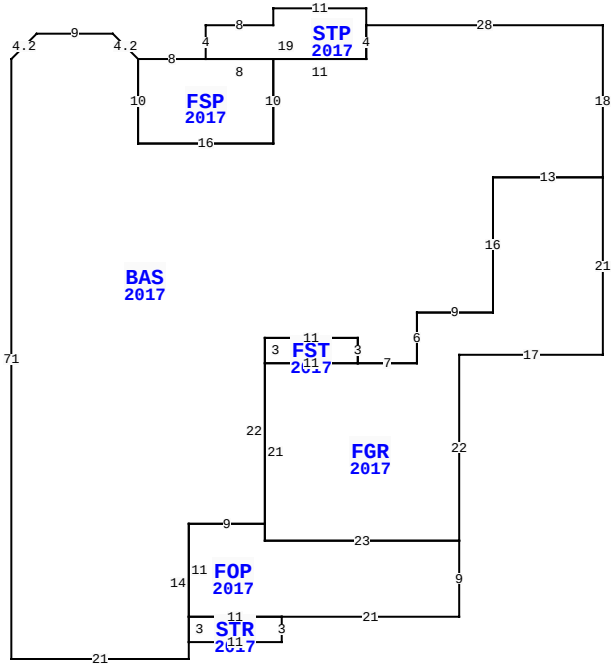
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,041	100	3,041	535,239
FGR	806	55	443	77,971
FOP	306	30	92	16,193
FSP	160	40	64	11,265
FST	33	55	18	3,168
STP	98	10	10	1,760
STR	33	10	3	528
TOTALS	4,477		3,671	646,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,671	126.2700	179.93	660,523	2017	2017	0	0	0	2.18	97.82

1 SFR CUST - 100% - 2022 Heated Area: 3041 HX Base Yr 2022



96068 PARK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/07/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		646,124
TOTAL MARKET OB/XF VALUE		21,187
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		802,311
SOH/AGL Deduction		128,648
ASSESSED VALUE		673,663
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		623,663
TOTAL JUST VALUE		802,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007465	POOL		06/09/2023
M2004649	H/AC	3,900	06/01/2020
C1703270	CO ISSUED	0	12/11/2017
B1703270	NEW CONSTR	387,231	04/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1989	11/22/2021	WD	Q	I	01	850,000
GRANTOR: KROPA JOHN M & BARBAR						
GRANTEE: LYNCH DAVID R & ELA						
2164/1496	12/12/2017	WD	Q	I	01	642,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KROPA JOHN M & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 STP=[YR=2017] N2 W11 S2 W8 S4
FSP=[YR=2017] W8 S10 E16 N10 W8$ E19 N4$ S4 W11 S10 W16 N10
U3 L3 W9 L3 D3 S71 E21 N2 STR=[YR=2017] E11 N3
FOP=[YR=2017] E21 N9 FGR=[YR=2017] N22 E17 N21 W13 S16 W9
S6 W7 FST=[YR=2017] N3 W11 S3 E11$ W11 S21 E23$ W23N2 W9 S11
E11$ W11 S3$ N14 E9 N22 E11 S3 E7 N6 E9 N16 E13 N18$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	49	3	147.00	SF	10.00	10.00	100	2017	2017	3	97	1,426	
2	0855	CONC PAVER	0	100	0	0	1,640.00	SF	10.00	10.00	100	2017	2017	3	97	15,908	
3	0462	ST/AL FNC	0	100	126	0	378.00	SF	10.00	10.00	100	2017	2017	3	87	3,289	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 21,187

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 05/22/2018 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS